

Addendum #3

Date: March 18, 2016

Project: University Courtyard Building #4 Improvements

Contract: FD-15-045

The work herein shall be considered part of the bid documents for the referenced project and carried out in accordance with the following supplemental instructions issued in accordance with the Contract Documents without change in Contract Sum or Contract Time. Acknowledge receipt of addendum on the bid form as indicated.

Clarifications:

1. None.

Changes to Specifications:

1. None.

Changes to Drawings:

1. None.

General Information:

2. None.

Questions and Answers:

1. **Question:** Section 035413 Gypsum Cement Underlayment in the specifications. None is shown on the drawings, is this required for this project? If so, locations on the first, second, and third floor are needed. Please clarify.

Answer: Gypsum cement underlayment shall be used to level subfloor under new ADA shower to allow for proper slope to new trench drain.

2. **Question:** Addendum 2, answer 14 the existing furniture is to remain- Where can the furniture be stored while the building is being renovated? Can the owner be responsible for the removing and storing of the furniture?

Answer: The furniture in the suites is consistent with the furniture that was present during the equal opportunity walk-throughs. Furniture must remain within each suite, but can be shifted and consolidated as necessary. It is the responsibility of the contractor to document existing conditions and protect all furniture accordingly.

3. **Question:** In reference to addenda #2, Question and answer #6:
“Contractor shall be responsible for all necessary repairs to existing materials impacted by construction.”
Question: As we read the statement above we take that to mean anywhere we touch as part of the scope of work is our responsibility. That being said, since we were unable to look at each apartment, if there is any damage not due to this scope of work, ie holes in walls, etc, the contractor is not responsible to repair those?

Answer: Contractor is not responsible for repairing existing damage not impacted by project scope. Please refer to specification section 01 32 33 - Photographic Documentation to record any existing damage not impacted by scope before work begins.

4. **Question:** Question and Answer #14
How are we to know how much existing furniture is in each unit?

Answer: The furniture in the suites is consistent with the furniture that was present during the equal opportunity walk-throughs. Furniture must remain within each suite, but can be shifted and consolidated as necessary. It is the responsibility of the contractor to document existing conditions and protect all furniture accordingly.

5. **Question:** Addendum 2, answer to question #6 states that the contractor shall be responsible for all necessary repairs to existing materials impacted by construction. On drawing A1.6 note #2 states contractor is to patch and repair existing walls and ceiling surfaces and prepare for new finishes, we are unsure of how much repairing will need to be completed to the existing walls and ceilings, Could there be an allowance for this portion work?

Answer: Note #2 on Drawing A1.6 pertains to areas that are impacted by the project scope.

6. **Question:** Can the owner's appliance supplier be responsible for placing the appliances in each apartment for the contractor to install? Please advise.

Answer: The appliances will be delivered to the suites by others and installed under this contract.

7. **Question:** Can there be another site visit before the bid is due?
- Answer:** No. The suites are currently occupied. Occupants were given advanced notice of the two previously scheduled walk-thrus. These walk-thrus were announced at the pre-bid meeting and were available to all pre-bid attendees. As such it will not be possible to conduct an additional site visit prior to the bid due date.
8. **Question:** Can the AWI Certification for the casework be waived from this contract # FD-15-045?
- Answer:** No. The AWI Certification for the casework we NOT be waived from this contract FD-15-045.
9. **Question:** Regarding the gyp-Crete underlayment in the specs, can you clarify the scope? Is the intent to provide this everywhere? Or just as needed to repair? Also, there is no mention of removal of the existing underlayment.
- Answer:** Gypsum cement underlayment shall be used to level subfloor under new ADA shower to allow for proper slope to new trench drain.
10. **Question:** Section 035413 Gypsum Cement underlayment states that the sound mat is ¼ inch thick and gypsum cement can only be a ¾ minimum thick after discussing this with the installer. Is this acceptable? The installer expressed to us that the gypsum cement cannot be feather edged, we believe this could cause a problem with the finishes of the interior in the apartment and the exterior doors. Please advise.
- Answer:** The gypsum-cement-based, self-leveling underlayment is for use only for leveling purposes where required under new shower pan and new trench drain. Underlayment for tile flooring shall comply with specification section 093013 – Ceramic Tiling.
11. **Question:** What is the substrate/sub floor that ceramic is to be set on for the 2nd and 3rd floors? Concrete, Gypcrete, Plywood etc etc?
- Answer:** ¾” gyp-crete.

12. **Question:** Is Ditra crack isolation and kerdi membrane to be used at all areas where tile is specified?
- Answer:** Yes.
13. **Question:** TCNA and the NTCA require substrates to receive large format tile (specified Imagica Tile is considered large format) to be out of tolerance no more than 1/8" IN 10' or no more than 1/16" in 1'. This is a renovation project and most substrates will need floor patching and flashing to the substrate to get it to meet tolerance. It is impossible to determine the extent of this work prior to demolition being done. Can the architect please place an allowance in the scope for floor leveling/patching/floor repair? If no allowance for said work is placed in budget ceramic bidders will not include this in our number and bill all prep work on a time and material basis to the GC and DSU.
- Answer:** An allowance will not be given for floor leveling/patching/floor repair.
14. **Question:** The specified grout joint width of 1/16" for this tile is too tight of a joint for this tile (field experience with this tile has proven this statement). Can the architect please specify a grout joint of 1/8".
- Answer:** 1/8" Max can be provided.
11. **Question:** What is the substrate/sub floor that ceramic is to be set on for the 2nd and 3rd floors? Concrete, Gypcrete, Plywood etc etc?
- Answer:** 3/4" gyp-crete.
12. **Question:** Is Ditra crack isolation and kerdi membrane to be used at all areas where tile is specified?
- Answer:** Yes.
13. **Question:** TCNA and the NTCA require substrates to receive large format tile (specified Imagica Tile is considered large format) to be out of tolerance no more than 1/8" IN 10' or no more than 1/16" in 1'. This is a renovation project and most substrates will need floor patching and flashing to the substrate to get it to meet tolerance. It is impossible to determine the extent of this work prior to demolition being done. Can the architect please place an allowance in the scope

for floor leveling/patching/floor repair? If no allowance for said work is placed in budget ceramic bidders will not include this in our number and bill all prep work on a time and material basis to the GC and DSU.

Answer: An allowance will not be given for floor leveling/patching/floor repair.

14. **Question:** The specified grout joint width of 1/16" for this tile is too tight of a joint for this tile (field experience with this tile has proven this statement). Can the architect please specify a grout joint of 1/8".

Answer: 1/8" Max can be provided.

15. **Question:** Is any work being done with the exterior balconies? (ie painting, flooring)

Answer: There is NOT any work being done on the exterior balconies

16. **Question:** Is there any work being done inside the stairways? (ie painting, flooring)

Answer: There is NOT any work being done inside the stairways.

17. **Question:** On the Sheet A1-2 & A1-3 there is a Unit –C Designated, should this be designated Unit – A?

Answer: Unit 201 and Unit 301 should be unit type "A"

18. **Question:** Note 5 on various sheets state "5. Electrical Fixtures to be tamperproof" what is this referring to?

Answer: This is a general note for all electrical fixtures to be tamperproof.

19. **Question:** Note 6 on various sheets state "6. Electrical receptacles to be arc-fault tamper resistant." Does this apply only to the bathroom and kitchens or to all the receptacles in the units?

Answer: All the electrical receptacles in both the kitchen and bathrooms are to be replaced with arc-fault tamper resistant receptacles.

20. **Question:** Is there any work to be done in the exterior Closets? (ie. painting, flooring)

Answer: There is NOT any work being done in the exterior closets.

21. **Question:** Are the existing toilets to be reused with the exception of the new taller ADA

toilet on the first floor? If not please provide cut sheet for new toilet to be used in other locations.

Answer: All toilets are to be replaced. See specifications for cut sheet for toilet.

END